

Wellingborough Borough Council  
Development Control  
Croyland Abbey Tithe Barn Road  
Wellingborough  
Northamptonshire  
NN8 1BJ

**Our ref:** AN/2012/115969/01-L01

**Your ref:** SB

**Date:** 19 December 2012

FAO Sue Bateman

Dear Madam

### **Application for the designation of a Neighborhood Area for Wollaston, Wellingborough**

Thank you for engaging with the Environment Agency in the preparation of the above plan.

Drawing up a neighbourhood plan is an opportunity to think about improving a local environment. General opportunities for neighbourhood planning include:

- New green spaces or improvements to public space through new development. This could include linking open spaces to make green corridors for people and wildlife, planting trees, or making improvements to local waterways.
- Helping a community to manage the risk of flooding by providing landscaping to manage and store water and by promoting the use of sustainable drainage systems (SuDS).
- It could also help to promote the use of wood and recycled materials in construction and encourage energy efficiency measures for new builds. These measures will reduce the cost of construction for developers and help to reduce utility bills for those using the building. This will also help the environment by reducing emissions and improving air quality.

A key principle of the planning system is to promote sustainable development. Sustainable development meets the needs for housing, employment and recreation while improving the environment. It ensures that the right development is built in the right place at the right time. To assist in the preparation of any document and sustainable development we have identified the following information to help you maximize environmental gain from future development and to reduce its environmental impact.

## Water Quality

The Water Framework Directive (WFD) came into force on December 2000 and was transposed into UK law in December 2003. The first principle of the WFD is to prevent deterioration in aquatic ecosystems. No deterioration requires that a water body does not deteriorate from its current ecological or chemical classification and applies to individual pollutants within the water body.

There are two WFD waterbodies within the Wollaston Parish:

- GB105032045050, The River Nene and;
- GB105032045330, Wollaston Brook.

Both waterbodies are achieving 'Moderate Status'.

It is hoped that any Neighbourhood Plan in this area would actively encourage practices and developments that would help prevent deterioration in water quality. We would welcome the opportunity to provide advice on practices and future proposals to avoid unexpected issues arising.

## Water Resources

The Neighbourhood Plan should take into account the availability of potable water supply when assessing new development in the area. Advice should be sought from the water company to find out whether additional water can be supplied using existing sources or whether new sources will be needed in the future. We may not be able to recommend a new or increased abstraction license where water resources are fully committed to existing abstraction and the environment.

Every opportunity should be taken to build water efficiency into new developments and innovative approaches should be encouraged.

Any proposed development should consider setting high standards regarding water use and other indicators to deliver sustainable development. Making a minimum of Code Level 3 or 4 of the Code for Sustainable Homes mandatory, would ensure high water efficiency and sustainability performance is achieved for all buildings.

## Flood Risk

The Parish of Wollaston contains several sections of Main River, River Nene, Wollaston Brook, Grendon Brook Gibbards Arm, Grendon Brook and Whiston Brook. There are also ordinary watercourses which appear to drain the village and surrounding land to these Main Rivers. The main rivers have flood zones associated with them but the absence of flood zones for the ordinary watercourse does not mean that they do not have the potential to cause flooding. The flood plain extent can be viewed in the 'What's in your Backyard?' section of the Environment Agency's website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

We would hope that any Neighbourhood Plan in this area would consider the need not only that flood risk does not increase, but will seek to actively reduce flood risk and provide betterment wherever possible in line with paragraph 100 of National Planning Policy Framework (NPPF). It is also considered appropriate for a Neighbourhood Plan to investigate possibilities to enhance watercourse corridor

biodiversity, as well as contribute to achieving WFD aims of improving the ecological status of the waterbody.

Although the Environment Agency will remain concerned with flooding from main rivers, the Lead Local Flood Authority (in this case Northamptonshire County Council) is the lead for local flood risk which includes groundwater, surface water and ordinary watercourses and should be included in any discussions.

Further information about flood risk can be found in the Kettering and Wellingborough Strategic Flood Risk Assessment on Wellingborough Borough Council's website at:

[http://www.wellingborough.gov.uk/downloads/download/2025/sfra\\_update\\_main\\_bod\\_y](http://www.wellingborough.gov.uk/downloads/download/2025/sfra_update_main_bod_y)

Works proposed to ordinary watercourses: Under the terms of the sections as commenced of the Flood & Water Management Act 2010, from 6 April 2012 the powers to consent works proposed on ordinary watercourses has transferred to the Lead Local Flood Authority (LLFA). In this case, the Bedford Group of Drainage Boards will be administering and determining such consents on behalf of the LLFA. Any enquiries should be made to the IDB using the following contact details: Email: [contact@idbs.org.uk](mailto:contact@idbs.org.uk) Telephone: 01234 354396.

Works proposed to main rivers, functional flood plains or within 9m of the landward toe of the channel: Any proposed works affecting statutory main rivers or within the indicative floodplain or within the byelaw distance requires the prior written consent of the Environment Agency under the relevant statutory legislation and current land drainage byelaws. Please contact the Environment Agency Partnerships and Strategic Overview team on number 01536 385126 if further information is required.

### Surface water drainage

The Neighbourhood Plan is essentially placed to play a vital role in managing surface water runoff and reducing the risk of surface water flooding. This can be achieved through an understanding at a local level of existing surface water flooding issues and recommending action to alleviate or resolve these issues. The Neighbourhood Plan can then go further and actively promote sustainable methods of drainage that ensure surface water runoff does not increase as a result of new development. It is strongly recommended that the Plan includes strong support for Sustainable Drainage Systems (SuDS). These can achieve multiple environmental benefits not only by reducing flood risk from surface water, but also in areas such as biodiversity, amenity and water quality.

Documents such as Ciria C697 (the SuDS Manual) and Part H of the Building Regulations 2000 can provide excellent reference points for determining a suitable working practice for surface water drainage considerations. It should be noted that any such recommendations within the Neighbourhood Plan must conform to and complement the requirements and aims of local planning policy, as well as the Lead Local Flood Authority's aims in respect of their role as SuDS Approval Body

### Groundwater

NPPF paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing

development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

The majority of the western half of the Wollaston Parish (west of the A509) is underlain by Unproductive Strata of the Whitby Mudstone. Part of the eastern and south-eastern side of the Parish is underlain by bedrock comprising the Blisworth Limestone, which is classified as a Principal Aquifer. Bedrock of Northampton Sands and Cornbrash Formation are present in the north-east of the Parish, with outcrops of the Wellingborough Limestone and Stamford Member (comprising sandstones and siltstones) present beneath central areas of the Parish. These are classified as Secondary A Aquifers. Further Unproductive Strata of the Blisworth Clay are also present in the north-east of the Parish.

Superficial deposits classified as Secondary A Aquifers are present as Glaciofluvial Sand and Gravel deposits in the north-east of the Parish. Unproductive clay deposits (Oadby Member) are present in the south-east of the Parish, which may afford some protection to the underlying Principal Aquifer of the Blisworth Limestone.

Principal Aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. Secondary Aquifers are often capable of supporting water supplies at a local scale and normally provide an important source of flow to some rivers. Wollaston Parish lies outside any groundwater Source Protection Zones. However, the use of groundwater in the area makes parts of the area vulnerable to pollution from certain types of development.

A number of historic landfill sites are located within the Parish. These are:

- Wollaston Landfill Site (SP 90800 64200), which operated from 1972 until 1986 and accepted inert and household waste.
- Field No 7100, East of Grendon Road (SP 89700 62800), which operated from 1981 until 1985 and was licensed to accept inert waste.
- Hardwater Crossing (SP 88200 63800), which operated from 1980 until 1991 and was licensed to accept inert waste. This landfill is not entirely within the Parish boundary and only encroaches over the boundary to the west of Summer Leys Nature Reserve.

It is understood that the Wollaston Landfill site was inspected in 2009 under Part 2A of the Environmental Protection Act 1990 (EPA), on behalf of Northamptonshire County Council. From available Environment Agency records, pollutant linkages for controlled waters were identified, however, the site was not considered to meet the definition of a Special Site under Part 2A of the EPA as the criteria specified in Regulation 2 and 3 of the Contaminated Land Regulations 2006 had not been met. It is understood that a decision on whether to determine the site as Contaminated Land under the EPA has not yet been made, however, further advice on the status of the site should be sought from the Environmental Protection department at the Borough Council of Wellingborough.

We are able to provide further advice on protecting groundwater, including guidance on the use of SuDS.

We recommend that developers:

Cont/d..

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency Guiding Principles for Land Contamination for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to the Anglian River Basin Management Plan.
4. Refer to our website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

We would like to refer the applicant/enquirer to our groundwater policies in Groundwater Protection: Principles and Practice (GP3), available from our website at: <http://www.environment-agency.gov.uk/research/library/publications/144346.aspx>  
This sets out our position for a wide range of activities and developments including:

- Waste management
- Discharge of liquid effluents
- Land contamination
- Ground source heat pumps
- Cemetery developments
- Drainage

Piling or any other foundation designs / investigation boreholes / tunnel shafts / ground source heating and cooling systems using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

### Waste

The waste hierarchy – reduce, re-use, recycle – should be implemented when developing proposals within the Parish. Community composting schemes and the necessary waste handling facilities could be developed as part of the essential infrastructure within the Parish.

The Neighbourhood Plan should be based on a robust long term vision and a clear enough structure for development and change to help make it happen even with changes in political and economic conditions. We look forward to engagement with the Parish to tackle issues and achieve exemplar development wherever possible.

We cannot over-emphasise the importance of early pre-application discussions on all proposals to ensure that any initial issues can be resolved and subsequent planning applications can run smoothly. As sites or more detailed area plans come forward, we will provide more detailed comments. Early liaison will achieve our aim of ensuring that schemes are enabled in a joined up way and avoid issues arising unexpectedly at advanced stages in the process.

### Climate Change

We have a now role to provide advice and support to businesses, public sector and other organisations to help them adapt to changing climates. Our aim is to help key sectors increase their resilience to climate risks and we are working closely with

Defra as part of Climate Ready – the Government’s national programme for adaptation, to help achieve this. It is therefore hoped that the Neighborhood Plan in this area would encourage development that would address climate change. We would welcome the opportunity to provide any early pre-application advice on future development.

*Please note that this advice is given in good faith on the basis of the information supplied at the time of writing. This advice is given without prejudice to matters that may arise from further information, consultation or examination and is therefore not binding on any formal consultation reply or decision that may be made by the Environment Agency.*

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me on the number below.

Yours faithfully

**Jennifer Moffatt**  
**Planning Liaison Officer**

Direct dial 01536 385165

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Awarded to the Environment, Planning & Engagement  
Department, Anglian Region, Northern Area